

Peter Dalton Ranch (~~Joseph Ferretto Ranch~~),
Dalton House
9005 South Virginia Street
Reno
Washoe County
Nevada

HABS No. NV-22-A

HABS
NEV
16-RENO,
2A-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

**Historic American Buildings Survey
National Park Service
Western Region
Department of the Interior
San Francisco, California 94107**

HISTORIC AMERICAN BUILDING SURVEY

PETER DALTON RANCH (~~Joseph Ferretto Ranch~~),
DALTON HOUSE

HABS No. NV-22-A

Location: 9005 South Virginia Street, Reno, Washoe County, Nevada

U.S.G.S. Mt. Rose NE, Nevada Quadrangle (7.5') Universal
Transverse Mercator Coordinates: 11/261200/4369725

Present Owner: Rose A. Ferretto, et al
510 Toiyabe Street
Reno, NV 89509

Present Occupant: vacant

Present Use: vacant

Significance: The Dalton-Ferretto Ranch is eligible to the National Register as a district; the four major buildings and the ten outbuildings located on approximately six acres with fencing, an orchard, and other landscape features form an intact late nineteenth century and early twentieth century ranch complex. This ranch is one of the few extant Truckee Meadows ranches. The ranch is eligible under criterion A.

Ranching was the major industry in the Truckee Meadows from shortly after gold was discovered on the Comstock until the middle of the twentieth century. At the turn-of-the-century, agriculture was the largest industry in Washoe County and Reno was the largest city in Nevada. The ranch was owned by Peter Dalton from 1870 to 1910 and Joseph Ferretto and family from 1912 to the present. Dalton cultivated hay and grain, raised cattle, and conducted a dairy. The Ferretto family, an important Italian family in the area, purchased the property in 1912 and Joseph Ferretto ran the ranch. The ranch produced mostly alfalfa and wheat and fed beef cattle during the winter.

The Dalton house was built in 1893. Peter Dalton and Margaret Welsh Dalton lived in the house until they retired from ranching in 1902.

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PART I. HISTORICAL INFORMATION

A. Physical History

1. **Date(s) of erection:** circa 1893. 1893 is the first date that a house or dwelling is listed on the tax rolls.

2. **Architect:** Not known.

3. **Original and subsequent owners:**

References to the chain of title to the land upon which the structures stand are in the Office of the Recorder, Washoe County Courthouse, Reno, Nevada.

1868 Patent, December 14, 1868, recorded in Book A, p. 66 of Patents.
U. S. Government to John S. Bowker.

1869 Water rights, July 2, 1869, recorded in Book 3, p. 19.
John M. Hunter to John S. Bowker

1870 Deed, May 9, 1870, recorded in Book 3, p. 209.
John S. Bowker to Peter Dalton
(160 acres)

1900 Water rights, February 16, 1900, recorded in Book 21, p. 38.
Jane Lake and the Washoe County Bank to Peter Dalton.
(50 inches)

Water rights, April 3, 1900, recorded in Book 21, p. 133.
Jane Lake and the Washoe County Bank to Peter Dalton.
(10 inches)

1910 Deed, March 16, 1910, recorded in Book 37, p. 269.
Peter Dalton and wife to Robert T. Wilkerson and wife

1912 Deed, December 4, 1912, recorded in Book 41, p. 244.
Robert Wilkerson to Angelo Ferretto (Faretto), Joe Ferretto, and
John Ferretto.

4. **Builder, contractor, suppliers:** No information was found.

5. **Original plans and construction:** No information was found.

6. **Alterations and additions:**

1925 Building moved from the front or Virginia Street portion of the
property to the back of the complex, approximately 250 feet to
the west of its original location.

Date unknown Asbestos shingles were added to the exterior walls.

B. Historical Context

See the overall ranch report - HABS No. NV-22.

PART II. ARCHITECTURAL INFORMATION

A. General Statement

1. Architectural character: This simple, one-and-one-half story, wood framed residence was built circa 1893. It is a vernacular, two bay, open-gable cottage with clean lines, simple form, and a classical orientation with a simple cornice with eave returns and a facade organized around a central axis.

2. Condition of fabric: The building is vacate, has undergone several inappropriate alterations, and is in fair to deteriorated condition. The building is weather-tight but is not being maintained.

B. Description of Exterior

1. Overall dimensions: The rectangular-in-plan building is 21 feet by 43.5 feet, two bay, one-and-one-half stories, with a one story, shed roofed addition across the back.

2. Foundations: A poured concrete foundation was put under the building when it was moved in 1925.

3. Walls: The exterior walls are vertical boards covered with imitation brick tar paper which is covered with green asbestos shingles (1 foot by 2 feet).

4. Structural system, framing: The building's structural system was not visible but all observations indicate that the building is of balloon frame construction. There was no access to the floor system or roof framing.

5. Porches: A one-story stoop provides protection to the front door of the house. Two wooden steps lead to a wooden platform. A shed roof supported by two wooden posts covers the platform. Each corner post consists of three 2 by 2's held together with trim pieces.

6. Chimneys: One red brick chimney protrudes through the ridge of the gable roof near the center of the building. A metal stove pipe protrudes on the north side.

7. Openings

a. Doorways and doors: The front door and doorway is the most elaborate detail of the building. The four panel wooden door is topped by a transom with four lights and surrounded by side lights with three lights to each side. The door is presently painted white and the surrounds are yellow in color. The platform was most recently painted green. The back door has been covered over.

b. Windows and shutters: The house has two types of windows, both are wood framed, double hung, sash windows. Four windows are one-light-over-one-light and six others are six-light-over-six-light.

8. Roof

a. Shape, covering: The gable roof is a medium pitch with the gable facing front. The roof covering is presently asphalt shingles.

b. Cornice, eaves: The roof is trimmed by a boxed cornice and narrow frieze board. The gable ends has slight eave returns.

C. Description of Interior

1. Floor plans: See the accompanying sketch floor plans for the first and second floors. The first floor is divided into a front room running across the width of the building and two additional rooms on the rear. The one story addition includes a small room and half bathroom. The second floor has two bedrooms and a full bathroom.

2. Stairways: The stairs are a quarter flight with no wellhole along the north wall of the house and begin just inside the front door.. A turned newel post and turned balustrade decorate the stairs.

3. Flooring: Soft wood plank flooring is covered by carpet.

4. Wall and ceiling finish: The interior surfaces are plaster with no notable decorative details. The living room has beaded board wainscot near the front door.

5. Openings

a. Doorways and doors: The interior doors are four panel wooden doors, some with plain wooden trim and some with simple molded trim. All of the doors and trim are painted.

b. Windows: The house has two types of windows, both are wood framed, double hung, sash windows with plain wooden trim. Four windows are one-light-over-one-light and six others are six-light-over-six-light. A projecting sill and simple wooden surrounds with a bead trim the windows.

6. Decorative features and trim: None exist.

7. Hardware: Much of the hardware has been replaced. All of the locksets, door hinges, and fasteners are very simple.

8. Mechanical equipment: The house has electricity, plumbing, and an oil-fired forced air heating system.

D. Site

1. General setting and orientation: The house sits facing east to the back or west portion of the six-plus acre ranch site having been moved back from its prominent street location in 1925 when another house was built. Large cottonwood trees are to the immediate south and pasture is to the west. An orchard is to the south of the house with apple trees. The house is vacant and the immediate setting is unkempt other than the yard being mowed. See the accompanying site plan.

PART III. SOURCES OF INFORMATION

A. Original Architectural Drawings: None Found

B. Early Views: None Found

C. Interviews:

Louise Ghiggeri Ferretto, wife of John Ferretto who was the brother of Joseph Ferretto. Interview conducted September 12, 1990. 1 PM. at her home 150 West Huffaker Circle, Reno, Nevada.

Genevieve Ferretto Golick, daughter of Joseph and Rose Ferretto. Mrs. Golick grew up on this ranch. Interview conducted September 12, 1990, 2:30 PM at her home at 510 Toiyabe, Reno, Nevada.

D. Bibliography

Census of State of Nevada. 1875 Volume 2, part 2, p. 681.

Davis, Sam P. The History of Nevada. Reno and Los Angeles: The Elms Publishing Company, 1913. p. 1014.

"Early Resident of Nevada Dead" Nevada State Journal. April 17, 1923.

"John P. Ferretto Family" Early Day Families Washoe County Bicentennial Commission. 1964.

"Local Teamster, Rancher, Joseph Ferretto, 91, Dies" Nevada State Journal. May 4, 1971. p. 8:1-2.

Nevada "The Silver State" Volume II. Carson City: Nevada. Western States Historical Publishers, Inc. 1969. p. 814-815.

Peckham, George E. "Reminiscences of an Active Life" Nevada Historical Society Papers. Reno, NV: A. Carlisle & Company. 1917-1920. p. 149.

Reno Evening Gazette, Aug. 29, 1904. p. 5:1.

Wren, Thomas. A History of the State of Nevada. New York, New York:
The Lewis Publishing Company. 1904. p. 637-638.

PART IV. PROJECT INFORMATION

The Nevada Department of Transportation is widening US 395 from Foothill Road, Reno, Nevada to the Patriot-Virginia Street Interchange, 0.93 miles to the north. The current five-lane stretch of highway will be expanded to accommodate an additional two lanes. Curbs and gutters will be added to control the flow of water. Two complexes of potentially historic buildings within the project area were inventoried: four buildings on the Huffaker site and five buildings on the Ferretto site.

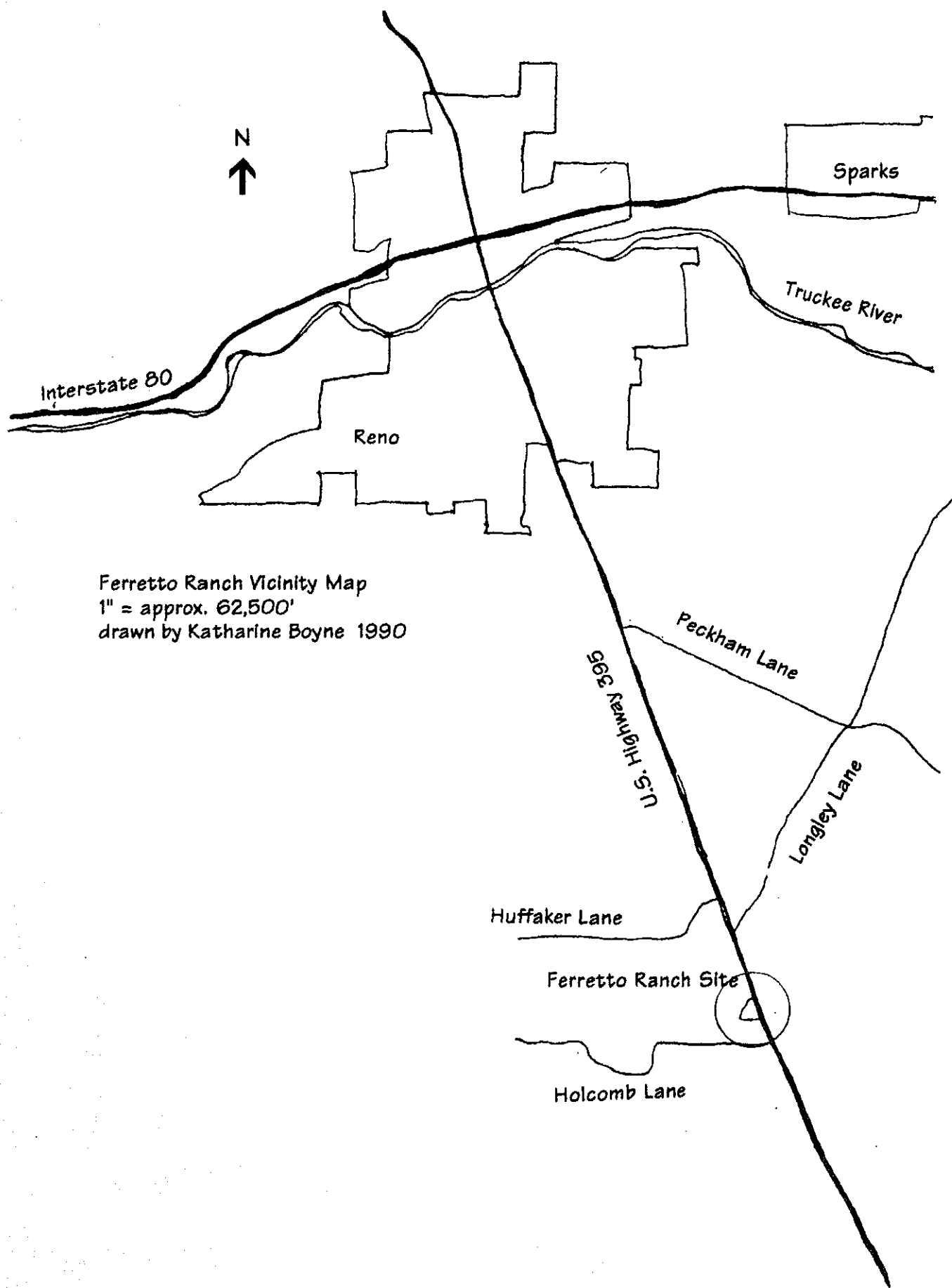
Upon completion of the inventory, it was determined that the Ferretto Ranch site was eligible to the National Register of Historic Places as a district. It was determined that the project adversely effected the potential historic district as the expansion of the U. S. Highway 395 along the east or front of the Ferretto Ranch came to within 43 feet of the 1926 brick Bungalow residence. The project alters relevant characteristics of the potential district and specifically alters characteristics of the 1926 residence that qualifies it to the National Register of Historic Places. A Memorandum of Agreement was entered into by the Advisory Council on Historic Preservation and the Federal Highway Administration with concurrence by the Nevada State Historic Preservation Officer and the Nevada Department of Transportation in May 1990 to mitigate the adverse effect by recording the property and planting landscape elements.

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Date: September 1990

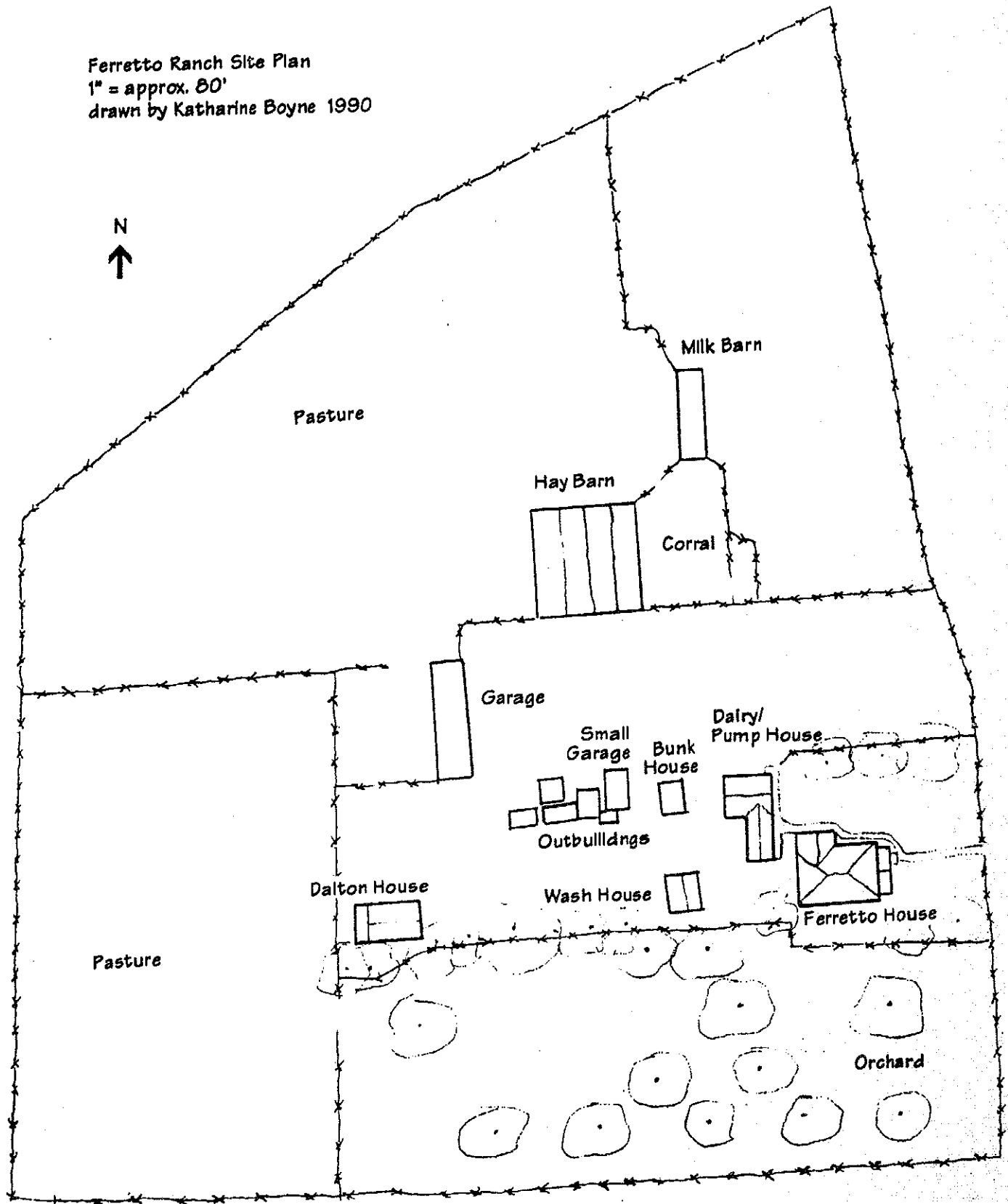
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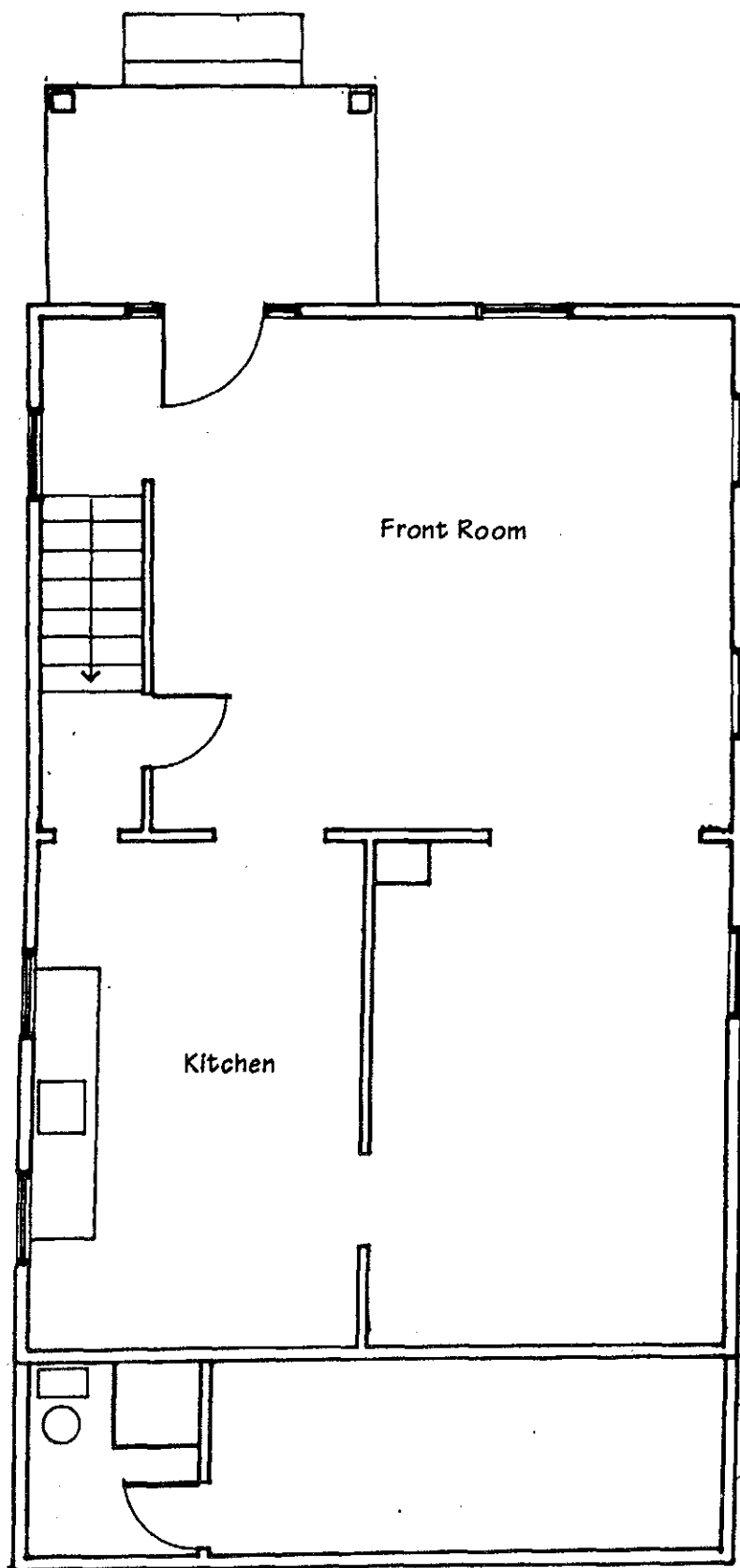


Ferretto Ranch Vicinity Map
1" = approx. 62,500'
drawn by Katharine Boyne 1990

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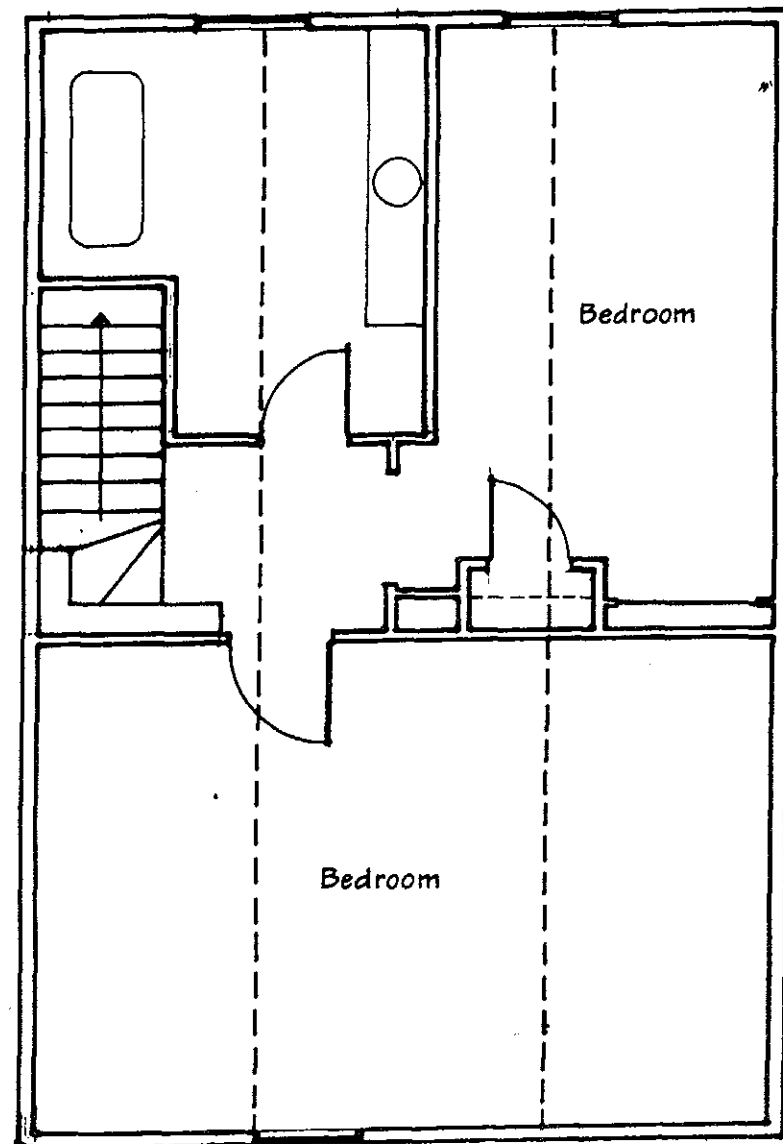
Ferretto Ranch Site Plan
1" = approx. 80'
drawn by Katharine Boyne 1990





Dalton House - First Floor
overall 20'2" by 41'4"
drawn 1990





Dalton House - Second Floor
overall 20'2" by 29'8"
drawn 1990

